

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Albany

State: NY

PJ's Total HOME Allocation Received: \$18,419,468

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	28		
% of Funds Committed	96.54 %	90.91 %	3	90.66 %	92	91	
% of Funds Disbursed	94.96 %	75.03 %	1	81.06 %	99	99	
Leveraging Ratio for Rental Activities	0.62	2.15	22	4.62	10	12	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	72.62 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	83.70 %	69.28 %	7	68.23 %	81	75	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.51 %	80.26 %	12	79.86 %	46	43	
% of 0-30% AMI Renters to All Renters***	30.66 %	49.29 %	18	44.82 %	26	26	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.51 %	95.91 %	10	94.65 %	61	58	
Overall Ranking:				In State:	15 / 28	Nationally:	42 47
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,380	\$50,915		\$25,419	411 Units	30.60 %	
Homebuyer Unit	\$14,322	\$15,005		\$14,530	684 Units	51.00 %	
Homeowner-Rehab Unit	\$12,363	\$11,843		\$20,251	183 Units	13.60 %	
TBRA Unit	\$295	\$4,623		\$3,156	64 Units	4.80 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Albany NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$14,932	\$48,107	\$17,898
State:*	\$102,090	\$92,600	\$16,119
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.95

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	32.5	31.4	35.5	7.8
Black/African American:	57.9	58.5	50.8	85.9
Asian:	0.0	0.7	2.2	0.0
American Indian/Alaska Native:	0.0	0.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.0	1.2	1.1	0.0
Asian/Pacific Islander:	1.0	0.4	0.0	0.0

ETHNICITY:

Hispanic	7.6	7.5	10.4	6.3
----------	---	---	--	---

HOUSEHOLD SIZE:

1 Person:	33.7	24.0	27.9	43.8
2 Persons:	21.0	21.5	23.5	21.9
3 Persons:	27.1	25.7	19.7	18.8
4 Persons:	12.7	18.6	18.0	9.4
5 Persons:	4.4	7.3	7.1	6.3
6 Persons:	1.0	1.9	3.3	0.0
7 Persons:	0.0	0.7	0.0	0.0
8 or more Persons:	0.0	0.3	0.5	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	55.3	36.5	27.3	45.3
Elderly:	14.2	5.3	7.7	1.6
Related/Single Parent:	18.6	35.1	24.6	45.3
Related/Two Parent:	10.5	19.2	31.7	6.3
Other:	1.5	3.9	8.7	1.6

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	4.6	2.8 [#]
HOME TBRA:	0.0	
Other:	8.6	
No Assistance:	86.8	

of Section 504 Compliant Units / Completed Units Since 2001 2

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Albany State: NY Group Rank: 42
(Percentile)
State Rank: 15 / 28 PJs Overall Rank: 47
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	83.7	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.51	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	99.51	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.4	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

